



5 West End Falls  
Nafferton  
YO25 4QA

TO LET

£725 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■  
EST 1891

01377 253456

# 5 West End Falls

## Nafferton

### YO25 4QA

#### HALF GLAZED WOOD PANELLED DOOR

Opening into

#### ENTRANCE HALL

Straight flight staircase to first floor. Central light fitting. Smoke alarm. Carpet. Radiator. Two curtain poles\* and one set of curtains\*. Door to

#### SITTING ROOM

13' 1" x 11' 0" (3.99m x 3.35m)  
Polished wood Adam style fireside surround with marble inset and hearth and fire in situ (decorative only). CO alarm. Carpet. Curtain pole\*, curtains\* and net\*. Two wall lights. Central light fitting with 3 shades. Understairs storage cupboard. Door to

#### KITCHEN/BREAKFAST AREA

14' 0" x 8' 5" (4.27m x 2.57m)  
One and a half bowl single drainer Asterite sink with corner and two single base units. Double, corner and four single wall mounted cupboards. Integrated oven with four-ring gas hob and extractor hood. CO alarm. Vinyl flooring. Plumbing for automatic washing machine. Fluorescent strip light. Radiator. Archway to

#### DINING/LIVING ROOM

With dual aspect windows. Carpet. Central light fitting and shade\*. Two curtain poles\* and curtains\*. Roller blind\*. Radiator. Glazed door opening onto rear patio area.

#### CENTRAL LANDING

With built-in airing cupboard housing gas central heating boiler. CO alarm. Carpet. Loft access. Smoke alarm. Central light fitting. Doors to

#### BEDROOM 1

11' 0" x 10' 6" (3.35m x 3.2m)  
With two double fitted wardrobes. Single wardrobe. Built-in cupboard. Carpet. Curtain pole\* and curtains\*. Central light fitting with shade\*. Radiator.

#### BEDROOM 2

11' 0" x 8' 10" (3.35m x 2.69m)  
Carpet. Central light fitting and shade\*. Curtain pole\* and curtains\*. Radiator.

#### BATHROOM AND WC

With white suite comprising panelled bath with shower over. Low-level WC and pedestal wash hand basin. Vinyl flooring. Central light fitting. Radiator.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water with stand-by immersion heater.

#### DOUBLE GLAZING

Sealed units throughout in timber surrounds to rear elevation. Sealed units in uPVC surrounds to the front.

#### GARAGE

Single detached garage constructed in brick under tiled roof and with up and over door. Power and light connected. Approached over a joint tarmac driveway.

#### GARDEN STUDIO

10' 3" x 8' 3" (3.12m x 2.51m)  
Also constructed in brick and situated to the rear of the garage. Entrance door from the rear garden. Fitted full height storage cupboard. Electricity and lighting connected. Carpet. Central light fitting. Nets\*. Two pairs of curtains\*.

#### GARDENS

Shallow established front garden. The good-sized rear garden incorporates a patio area with lawn beyond.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

#### SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

#### PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £725.00

Damage Deposit: £835.00

Total: £1560.00

#### NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

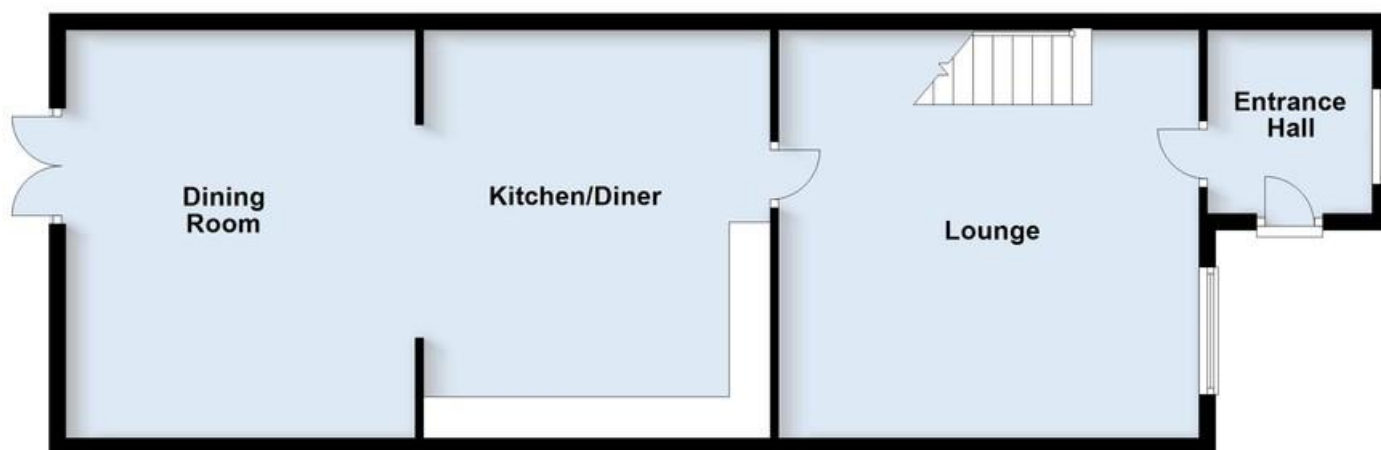
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

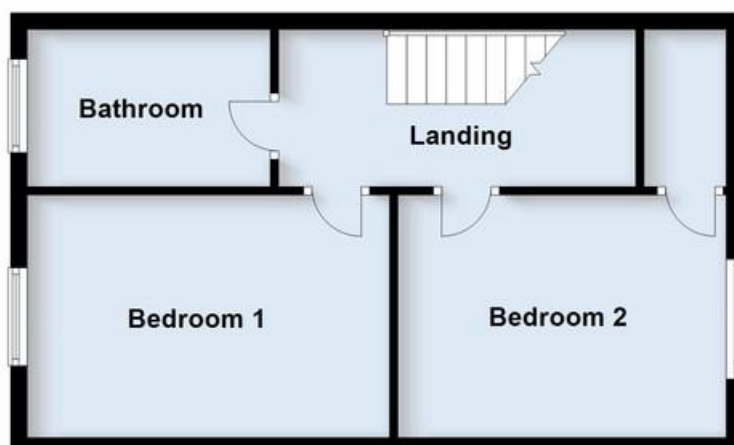
Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Regulated by RICS

The digitally calculated floor area is 71 sq m (764 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.

### Ground Floor



### First Floor





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